



## CITY OF GARDEN CITY

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**File Number: DSRFY2022 - 0006**  
**Application Scope: Pre-Application Conference**  
**Location: 113 W 43<sup>rd</sup> St.**  
**Applicant: Jeff Likes**  
**Pre-Application Conference: March 21, 2022**  
**Revision Date: TBD**



Staff Report  
Prepared by Hanna Veal

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## A. Meeting Summary:

This summary will be updated to reflect the previous meetings as this application progresses.

## B. Project Information

### Proposed Scope of Work:

Request	Review Process	Notes
Pre-application conference for a design review	<a href="#">8-6B-3 Design Review Committee</a>	March 21, 2022
Public Hearing	<a href="#">8-6B-3 Design Review Committee</a>	TBD

**Project Details:** Internal and External remodel of an existing structure to provide office space for business.

- 1) Proposed development: Facelift to Exterior façade and interior remodel.
- 2) Site Coverage: 30,056 + 29,795 = 59,851sqft
  - a) Building: unknown % of the site
  - b) Landscaping: unknown % of the site
  - c) Paved Areas: unknown % of the site
- 3) Square footage dedicated to uses:
  - a) Professional Services
- 4) Number of Structures: 1
- 5) Total number of vehicular parking spaces: 21
  - a) Surface: 21
  - b) ADA Accessible: 1
- 6) Total number of bicycle parking: 0
  - a) Enclosed: 0
  - b) Surface: 0
- 7) Trash Enclosure: Not Disclosed
- 8) Fencing: No fence
- 9) Sidewalk:
  - a) Detached proposed
- 10) Landscaping:
  - a) Street Trees: W 43<sup>rd</sup> Street Trees, 6 Class II
  - b) Parameter Landscaping: Existing shrubs along W U Stick Rd.
- 11) Connections:
  - a) 43<sup>rd</sup> Street and U Stick Pedestrian Crossing
- 12) Closest VRT Stop: W Chinden Blvd & E 45th St NEC

### **Site Conditions:**

- 1) Street Address: 113 W 43<sup>rd</sup> St / 203 W 43<sup>rd</sup> St
- 2) Parcel Number(s): R2734510430 / R2734510421
- 3) Property Description: R2734510430: LOT 29 BLK D FAIRVIEW ACRES SUB NO 2 #96001343 / R2734510421: LOT 28 BLK D EXC R/W FAIRVIEW ACRES SUB NO 2 #0420-B
- 4) Legal Lot of Record: Yes
- 5) Property Size: R2734510430 0.690 / R2734510421 0.684 acres
- 6) Zoning District: C-2
- 7) Zoning Overlay(s): None

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- 8) Comprehensive Plan Land Use Map Designation:**
    - a) Activity Node: Transit Oriented Development**
    - b) Mixed Use Commercial**
  - 9) Floodplain Designation:**
    - a) 2003 FIRM: Outside of the Special Flood Hazard Area**
    - b) 2017 Draft FIRM: 100 Year**
  - 10) Adjacent Uses:**
    - a) Manufactured Home/ Mobile Home Park**
  - 11) Existing Use: Garage – Shop - Warehouse**
  - 12) Easements on site: There are no records on file with Garden City of existing easements**
  - 13) Site Access:**
    - a) Front: W. 43<sup>rd</sup> St.**
  - 14) Sidewalks:**
    - a) 203 W. 43<sup>rd</sup> St.: Sidewalks are installed and are in good repair**
    - b) 113 W. 43<sup>rd</sup> Street: no sidewalk**
  - 15) Wetlands on site: none identified**

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## C. Discussion

The applicant has submitted waivers to applications documents such as grading and drainage plans, this is not necessary, as this is only a pre-application conference. These documents will be required for the formal hearing submittal, or they shall request the waiver again.

The application is for a minor façade modification/alteration to an existing structure and landscape improvements at both 113 W. 43<sup>rd</sup> and 203 W. 43<sup>rd</sup> Street. The building located at 203 W. 43<sup>rd</sup> Street is not being modified. Percentages of change are needed to determine exactly what is required by code in sections 8-4I Landscaping and tree protection provisions.

## D. Decision Process

### General Provisions

A formal application will be processed per [GCC 8-6A-5 Administrative with Notice](#).

**Required Decisions:** The following decision processes are required for the project as governed by [GCC Table 8-6A-1](#):

Decision	Recommendation Authority	Decision Authority	Hearing Date
Design Review	N/A	Design Committee	Pre-application conference: March 21, 2022  Design Review formal hearing: To be scheduled

### **Required Findings:**

**Findings are not required at a pre-application conference.**

For the approval of a Design Review Application, the Design Review Committee must find the application meets the following findings, found in [GCC 8-6B-3](#):

1. The proposed design is in conformance with the purpose of the zoning district and all dimensional regulations of that district;
2. The proposed design adheres to standards for the protection of health, safety, and general welfare;
3. The proposed design creates a sense of place and contributes to the uniqueness of the different districts and neighborhoods within the city;
4. The proposed design improves the accessibility of development to nonmotorized and public modes of transportation;
5. The proposed design supports a development pattern in nodes rather than strip commercial along arterial corridors;
6. The proposed design supports a compact development pattern that enables intensification of development and changes over time; and
7. The proposed design provides outdoor spaces and landscaping compatible with the southwest Idaho climatic conditions and that encourage pedestrian activity.
8. There has been no denial of any application on this property within one year.

### **Preapplication Conference Options:**

Pursuant to [GCC 8-6B-3](#), a preapplication conference with the Design Review Committee is required. The purpose of the preapplication conference is threefold: to provide direction based on design objectives that are relevant to the application, determine the level of review process, and what application materials will be required.

It is appropriate for Committee to take of the following actions:

- Determine the application is ready for a formal application with the Design Review Committee.
- Delegate the decision to the Planning Official as an administrative decision.
- Request the applicant return with more information.

The direction provided by the committee at the preapplication meeting may be changed or reversed at any time during the process if the design or the scope of the project changes.

### **Decision**

Pursuant to [GCC 8-6B-3](#), if the Design Review Committee does not delegate the decision to the Planning Official for an administrative decision, based on the required findings, the Committee shall take one of several actions:

1. Approve the application;
2. Conditionally approve the application with the requirement that the committee review further design details; or
3. Deny the application.

If there is a denial, state code requires that the decision maker identify what could be done to obtain approval.

### **Appeals of Decision:**

**A pre-application conference is not a decision and cannot be appealed.**

Per Garden City Code [8-6A-5 Administrative Process with Notice](#), there is a 15-day period to file a written objection to the application. This period starts from the signed decision date. If a written objection is received within the 15-day period, a City Council hearing will be scheduled to decide the application. Written objections received after the 15-day objection period will not be accepted.

Pursuant to [8-6A-9 Appeals](#), there is a 15-day appeal period to appeal the decision to the City Council. This period starts from the signed decision date and runs concurrently with the 15-day objection period noted above. An appeal is \$210 and must be filed on the appeal application form provided by the City. Appeals received after the 15-day appeal period will not be accepted.

## **E. Agency Comments**

This section will be completed during the report drafted in conjunction with the public hearing.



The following agency comments were provided:

Agency	Comment Date	Summary
Ada County Highway District	None received to date	
Boise School District	None received to date	
Central District Health	None received to date	
COMPASS	None received to date	
Garden City Engineer	None received to date	
Idaho Transportation Department	None received to date	
Irrigation: Fairview Acres	None received to date	
North Ada County Fire and Rescue	None received to date	
Meridian School District	None received to date	

## F. Public Comment

This section will be completed during the report drafted in conjunction with the public hearing.

## G. Code/Policy Review

The below serves as an analysis of applicable provisions Garden City Code, Title 8, Development Code and identified applicable policies, plans, and previous approvals.

<b>Garden City Title 8 Code Sections</b>			
Code Section	Review Authority	Compliance Issues	Analysis/ Discussion
<b>Title 8, Chapter 1: General Regulations</b>			
<a href="#">8-1A-4 Applicability</a>			The regulations of Garden City Code, Title 8 Development Code of the City, shall apply and govern development and use of all properties within the corporate limits of the city.
<a href="#">8-1B-1 Nonconforming Properties</a>		No compliance issues noted	Legal parcel of record as described
<a href="#">8-1B-2 Nonconforming Structures</a>		No compliance issues noted	Existing non-conforming structures. The proposed changes to the site do not increase the non-conformity.
<a href="#">8-1B-3 Nonconforming Uses</a>		No compliance issues noted	Professional Services is a Permitted Use
<b>Title 8, Chapter 2: Base Zoning District Regulations</b>			
8-2B-1 Purpose		No compliance issues noted	The purpose of the two (2) commercial districts is to provide a full range of commercial uses and services for both the residents of Garden City and the region. Location determines the type and form of commercial uses. Activities which are more compatible with mixed use or residential uses and minimally disruptive to the neighborhood are to be located in the general commercial (C-2) district.

<a href="#">8-2B-2 Allowed Uses</a>		No compliance issues noted	Professional Services are a permitted use.
<a href="#">8-2B-3 Form Standards</a>	DC	No compliance issues noted	The required setbacks are: Front: 5' Interior Side: 5' Rear: 5' Street side: 5'  The allowable maximum height is: n/a  The minimum lot size is: n/a  There are encroachments  The properties don't meet the minimum street frontage; however, a plaza is proposed in an effort to create a dynamic relationship with the public realm.
<a href="#">8-2C</a>		Complaint as Conditioned	A use that is a private security, escort service or massage service shall comply with the licensing requirements as set forth in title <a href="#">3</a> , "Business And License Regulations," of Garden City Code.
<b>Title 8, Chapter 4: Design and Development Regulations</b>			
<a href="#">8-4A-3 Fences and Walls</a>	DC	Complaint as Conditioned	This proposal does not identify any fence or wall. However there does appear to be chain link fencing on the site. Removal or replacement of the fencing will be required.  Any future fence or wall will be required to be in compliance with code at the time of development.
<a href="#">8-4A-4 Outdoor Lighting</a>	DC	Complaint as Conditioned	This proposal does not identify any outdoor lighting. Any future outdoor lighting will be required to be in compliance with code at the time of development.
<a href="#">8-4A-5 Outdoor Service and Equipment Areas</a>	DC	Complaint as Conditioned	This proposal does not identify any outdoor service equipment. Any future outdoor service equipment area will be required to be in compliance with code at the time of development.
<a href="#">8-4A-7 Stormwater Systems</a>	DC	Complaint as Conditioned	A draft condition of approval has been provided requiring that the stormwater systems be built in compliance with provisions of 8-4A-7.
<a href="#">8-4A-8 Utilities</a>	DC	Complaint as Conditioned	It is required that all utilities be underground.
<a href="#">8-4C-3 Design Provisions for Nonresidential Structures</a>	DC	No compliance issues noted – discussion might be required	Storefront Renovations: Any storefront renovations, where more than twenty five percent (25%) of the facade of the store is altered, replaced, rehabilitated or restored, shall comply with subsections <a href="#">8-4C-3A4</a> , <a href="#">8-4C-3C</a> , E, and F, and section <a href="#">8-4C-5</a> of this article

			<p><i>Objective 1: The design of all structures shall have a scale, massing and urban form that has a relationship to the street, the pedestrian, and adjacent properties.</i></p> <p><b>GCC 8-4C-3A4 - First Floor Facades:</b> First floor facades visible from a public street should include surfaces in windows, showcases, displays, or pedestrian access elements as follows: for retail uses at least fifty percent (50%), for all other uses at least fifteen percent (15%). <b>The proposed façade alterations include the increase of glazing. The glazing appears to be code compliant.</b></p> <p><b>GCC 8-4C-3C:</b> <i>Objective 3: Buildings shall be designed and constructed of quality materials.</i></p> <p><b>Discouraged Materials:</b> Metal siding, corrugated fiberglass, aluminum siding, mirror or metalized reflective glass, plywood, chipboard siding, vinyl, cinderblock, plastic tilt-up concrete, highly tinted or mirrored glass, and all types of imitation building materials should not be used as the primary building material. <b>It appears that the alteration uses metal siding, however, it is not being used as the primary building material, and rather is a continued use of the existing metal roofline.</b></p> <p><b>GCC 8-4C-3E</b> <i>Objective 5: The design of all buildings shall provide visual interest, support the vision for the area as articulated in the comprehensive plan and positively contribute to the overall urban fabric of the community.</i></p> <p><b>This section of code speaks to the orientation of the building, having the building face a prominent feature such as the plaza the application has provided, and the street. It also speaks to articulation of the building, requiring that architectural details are used to create three-dimensional details, create shadow lines, and break up flat surfaces of the façade.</b></p> <p><b>It also speaks to rooflines, requiring that flat roofs designs should include architectural details such as cornices, and decorative facings to provide interest to the roofline. This would only be applicable to the new remodel.</b></p> <p><b>GCC 8-4C-3F</b> <i>Objective 6: The site development should support and be consistent with the adopted streetscape.</i></p>
<a href="#">8-4C-4 Special Provisions for Specific Non residential Development</a>	DC	May not be complaint	<p>The site provides for a plaza. <b>It is not apparent that the plaza provides for all the necessary amenities or meets the minimum standards for a plaza.</b></p> <p>Plaza Requirements: To qualify as a pedestrian plaza, an area should have:</p>

			<ul style="list-style-type: none"> <li>a) Pedestrian access (including handicapped access) into the plaza from the public right of way. <b>Appears compliant.</b></li> <li>b) Paved walking surfaces such as concrete, brick pavers, or other type of pavers on level, stepped, or gently sloping (less than 3 percent grade).</li> <li>c) Seating is required in the plaza area. <b>Not disclosed.</b></li> <li>d) Security lighting on site or building mounted. <b>Lighting plan not submitted.</b></li> <li>e) A minimum size of five hundred (500) square feet with the shorter dimension of a plaza less than three (3) times the height of surrounding buildings. <b>Not disclosed.</b></li> <li>f) Buildings on plazas should promote and accommodate outdoor activity with balconies, arcades, terraces, decks, and courtyards for residents' and workers' use and interaction.</li> <li>g) Distributed trash containers around the plaza. <b>Not disclosed.</b></li> <li>h) Direct access to occupied indoor space. <b>Compliant.</b></li> </ul>
<a href="#">8-4C-5 Prohibitions</a>	DC	No compliance issues noted	There are no visible false fronts, prefabricated structures or prohibited materials proposed with this application.
<b>8-4D Parking and Off Street Loading Provisions</b> The design standards as set forth in section <a href="#">8-4D-3</a> , "Parking Design And Improvement Standards", of this article shall apply to any new construction, <b>alteration</b> , or moving of a structure or any new or more intense use of property. Except where there is a change in use, the provisions of this article shall <b>not</b> apply to any existing building or structure.			
<a href="#">8-4D-3 Parking Design and Improvement Standards</a>	DC	Not Compliant	Code states that parking lots shall not be located within forty feet (40') of a corner. The parking lot located at 203 W. 43 <sup>rd</sup> Street appears to be within 40ft of the corner of U Stick and 43 <sup>rd</sup> Street. This is an existing parking lot, but the parking lot portion along 43 <sup>rd</sup> Street will be edited in such a way that the spaces are shifting east to allow for the landscape buffer and sidewalk.
<a href="#">8-4D-4 Parking Use Standards</a>	DC	No compliance issues noted	
<a href="#">8-4D-5 Required Number of Off-Street Parking Spaces</a>	DC	May not be complaint	The minimum and maximum number of required off street vehicle parking for nonresidential uses and mixed use shall be determined by the planning official based on the following criteria: <ol style="list-style-type: none"> <li>1. The specific use(s) proposed and/or on the property;</li> <li>2. Uses in the vicinity of the property;</li> <li>3. A traffic study, if prepared, forecasting the expected traffic and parking needs expected from the use(s);</li> <li>4. The availability of on street, shared, and/or public parking within the vicinity of the use; and</li> <li>5. The availability of public transit, vanpooling or other alternative transportation to serve the use.</li> </ol> <p>Staff also looks at surrounding municipalities code requirements. In this case, the City of Boise requires:</p>

			<p><b><u>Office, Business or Professional</u></b> 1 vehicular parking spot per 300sqft of GFA;</p> <p><b><u>Warehouse</u></b> 1 vehicular parking spot for 2,000sqft of GFA</p> <p><b><u>Provided Parking</u></b> Total provided: 21</p> <p>The applicant has yet to submit a traffic study, hours of operation, employee count, etc. for staff to perform a proper parking analysis. Depending on further information provided, the site could be providing adequate parking spaces.</p> <p>There is one bicycle space required for every 20 vehicle spaces and 1 space per commercial tenant necessitating 2 bicycle spaces. <b>Bicycle parking has not been provided.</b></p>
<a href="#">8-4D-6 Standards for Alternatives to On Site Parking</a>	DC	No compliance issues noted	<b>None Requested.</b>
<a href="#">8-4D-7 Off Street Loading Standards</a>	DC	May not be complaint	<p><b>Not enough information provided for review.</b></p> <p>Off street loading spaces for nonresidential uses shall be provided. The building located at 113 W. 43<sup>rd</sup> is approximately 12,420sqft. Necessitating 1 type B loading space.</p> <p>Type B spaces shall be not less than fifteen feet (15') in width and sixty five feet (65') in length and shall have fourteen feet (14') of vertical clearance</p>
<p><b>8-4E Transportation and Connectivity Provisions</b> This article provides design standards that shall apply to any new construction, addition, expansion, grading, <b>alteration</b>, or any new or more intense use of property.</p>			
<a href="#">8-4E-3 Public Street Connections</a>	DC	No compliance issues noted	<p>Appears to be compliant.</p> <p>There is always a general condition of approval requiring that all streets and driveways shall adhere to the standards of a clear vision triangle at all times. (when the application is formally approved by either staff or the Design Review Committee).</p>
<a href="#">8-4E-4 Internal Circulation Standards</a>	DC	May not be complaint	Not enough information to review. New drive isle appears code complaint, however, site plans do not show exact dimensions.
<a href="#">8-4E-6 Sidewalk Standards</a>	DC	May not be complaint	<p>A detached sidewalk is proposed within the property boundary lines. Staff recommends working with ACHD to build detached sidewalks within the right-of-way.</p> <p>It appears that the application proposes to maintain the existing attached sidewalk along the frontage of 203 W. 43<sup>rd</sup> Street, while proposing a detached sidewalk or pathway more interior to the development, near the parking lot. Clarification is required.</p>

<a href="#">8-4E-7 Pedestrian and Bicycle Accessibility Standards</a>	DC	May not be complaint	<p>A pathway system shall extend through the development site and connect the street sidewalk to all primary building entrances. It appears that there is an attempt at achieving this standard. Clarification of sidewalk will help in applying this standard.</p> <p>As the project proposes to modify the existing sidewalk, parking lot, and landscaping of both lots, both lots shall be required to conform to this section of code.</p>
<a href="#">8-4H Flood Hazard</a>	Planning Official	Complaint as Conditioned	<p>The City highly encourages that the applicant build to the best available data identified in the FIS study due to the potential cost of flood insurance and safety concerns for the property. Should the applicant choose not to build above the base flood elevations identified in the FIS, the City will request that the applicant record a Flood Acknowledgement on the property.</p>

**8-4I Landscaping and Tree Protection Provisions**

All development, redevelopment, additions, or site modifications to existing development shall be required to conform to this article based upon the following guidelines:

- Except for residential uses, additions or site modifications that are twenty five percent (25%) to fifty percent (50%) of the gross floor area of the existing structure or developed area, streetscape landscaping as required by section [8-4I-8](#) of this article shall be installed.
- Restriping, parking lot overlays with no increase in the square footage of the parking area, or parking lot replacement less than twenty five percent (25%), no additional landscaping as required by section [8-4I-6](#), "Parking Lot Landscaping Provisions", of this article shall be required.

The proposal is for a site modification, not an addition. The parking lots are proposed to change. It is unclear what percentage of the existing structure is being modified. It is also unclear to what extent the parking lot is being modified. However, the applicant is proposing landscaping improvements even if the extent of the modifications do not trigger 8-4I landscaping standards.

<a href="#">8-4I-3 General Landscaping Standards and Irrigation Provisions</a>	DRC	May not be compliant	<p>If parking lot landscaping is required (see below analysis of 8-4I-6), or if streetscape landscape is required (based on percentage of building being modified) then this section is applicable and the application shall meet these standards.</p> <p>When five (5) or more trees are to be planted to meet the requirements of any portion of this article (including street trees, parking lot landscaping and other landscape guidelines) a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required.</p> <p>The application currently proposes 6 columnar street trees (Columnar Sweet Gum tree). It also proposes to maintain 3 existing trees of unknown species. As proposed, the site is compliant by proving only the 2 species. However, as more trees might be required, there might be a need for 3 tree species.</p> <p>Columnar trees are not a prohibited tree; however, staff highly suggests using a wider branching tree to allow for shade benefits. Any street tree along the frontage of 43<sup>rd</sup> Street will be required to have a wide branching tree canopy to increase the city's overall urban tree canopy. Columnar</p>
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			tree varieties do not meet these standards.
<a href="#">8-4I-4 Landscaping Provisions for Specific Uses</a>	DC	No compliance issues noted	Not required based off proposed site improvements.
<a href="#">8-4I-5 Perimeter Landscaping Provisions</a>	DC	No compliance issues noted	Not required based off proposed site improvements.
<a href="#">8-4I-6 Parking Lot Landscaping Provisions</a>	DC	May not be complaint	<p><b>If parking lot replacement is 25% or greater, these standards shall apply.</b></p> <p>It shall be required that high branching, deciduous shade trees planted evenly at fifteen foot (15') intervals (or as appropriate to the selected species) to quickly establish continuous canopy coverage. <b>Not provided.</b></p> <p>Edge treatments along streets and other public spaces shall visually screen parked vehicles, but not completely obstruct views into and out of the parking lot for the purpose of supporting pedestrian safety and security. <b>Appears compliant.</b></p> <p>Plant high branching deciduous trees throughout the parking lot interior to provide shade for pedestrians, vehicles and surfaces. <b>Does not appear compliant.</b></p> <ol style="list-style-type: none"> <li>Internal shade trees shall be provided at a minimum ratio of one tree planted for every five (5) parking spaces supplied.</li> <li>Internal shade trees shall be planted such that no parking space is more than one hundred feet (100') from a tree.</li> <li>On small or narrow sites, shade trees provided in non-street facing perimeter planting areas can be counted toward the internal tree requirement, provided that the maximum distance from a parking space one hundred feet (100'), is met.</li> </ol>
Title 8, Chapter 6, Article A: Administration			
<a href="#">8-6A-3 General Application Process</a>		No compliance issues noted	The application was reviewed and considered complete within 30 days of submittal, a notice of application acceptance was issued to the applicant, and staff started processing the application.
<a href="#">8-6A-4 Required Application Information</a>			
<a href="#">8-6A-5 Administrative Process with Notice</a>		No compliance issues noted	<p><b>To be completed with formal application</b></p> <p>A notice of intent was sent to adjoining property owners within 300' and agencies with jurisdiction.</p> <p>If no objections are filed within 15 days, the Design Review Committee's decision shall be considered final.</p>

			<p>Objections will be heard by City Council following the public hearing provision set forth in section GCC 8-6A-7.</p> <p>Conditions of approval that are deemed necessary to protect the public health, safety, and welfare, and prevent undue adverse impacts on surrounding properties may be required.</p>
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<b>Other Items Reviewed</b>	
Plan/Policy	Discussion/ Analysis
<a href="#">Garden City Comprehensive Plan</a>	<p>This application is in future land use designations of the Comprehensive Plan:</p> <ul style="list-style-type: none"> <li><b>a)</b> Activity Node: Transit Oriented Development</li> <li><b>b)</b> Mixed Use Commercial</li> </ul> <p>The application may be supported by:</p> <p>Goal 1. Nurture the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 1.4 Objective: Create a premier destination place to live, work, and recreate.</li> </ul> <p>Goal 2. Improve the City Image</p> <ul style="list-style-type: none"> <li><b>a.)</b> 2.3 Objective: Promote quality design and architecturally interesting buildings.</li> <li><b>b.)</b> 2.4 Objective: Create a vision for the design of all streets and highways consistent with city’s urban setting.</li> </ul> <p>Goal 4. Emphasize the “Garden” in Garden City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 4.3 Objective: Beautify streets, sidewalks and gateways with landscaping, trees, and public art.</li> </ul> <p>Goal 5 Focus on the River</p> <ul style="list-style-type: none"> <li><b>a.)</b> 5.5 Objective: Create more accessibility to the Boise River Greenbelt.</li> <li><b>b.)</b> 5.5.2 Objective: Develop a city-wide pathway and sidewalk plan with links to the Boise River Greenbelt. Consider linear pathways adjacent to existing waterways such as the Thurman Mill Ditch and waterways to the Settler’s Canal that can link to the river and provide alternative locations for parking and river activity staging</li> </ul> <p>Goal 7. Connect the City</p> <ul style="list-style-type: none"> <li><b>a.)</b> 7.4 Objective: Maintain and improve standards for sidewalks, curbs and gutters.</li> </ul> <p>Goal 12. Evolve as a Destination</p> <ul style="list-style-type: none"> <li><b>a.)</b> 12.1 Objective: Support a positive business environment</li> <li><b>b.)</b> 12.2 Objective: Continue to support commercial and industrial land uses.</li> <li><b>c.)</b> 12.3 Objective: Create a premier destination for work, recreation, entertainment, culture and commerce.</li> </ul>
<a href="#">Garden City Sidewalk Policy</a>	Waiver not submitted, application proposes sidewalks.
<a href="#">Garden City Street Light Policy</a>	A streetlight is installed along W. 43 <sup>rd</sup> Street in accordance with the policy.
<a href="#">Garden City Transportation Needs List</a>	<p><b>Ustick Road/43rd Street</b></p> <p>Multiple traffic fatalities have occurred in proximity of this intersections. Due to multiple lanes of traffic, downhill slope, and both speed and volumes necessitate a more visible crossing. Install Pedestrian Hybrid Beacon and overhead lighting at marked crosswalk. Per Looking Glass Academy Garden City February 2019 recommendations.</p>



**Safety Crossing on Chinden at 43rd Street**

This request is currently anticipated to be funded for design in 2021. The request is to provide a safe and comfortable crossing at Chinden to facilitate the bike and pedestrian traffic crossing from the Boise bench to the amenities and regional connections at 42nd Street. This is a connection to the requested bike/ pedestrian connection at 43rd and will serve the ability to connect to the node at 42nd and provide a safe route to school. This light is programed in ACHD's IFYWP for 2021 design and 2023 construction.

**Pathway Connection: 43rd and Ustick**

Formalize and improve a pathway that is being utilized as a bike/ ped connection at 43rd and Ustick.

